



Local Government for Langton Green, Speldhurst, Ashurst and Old Groombridge

**Minutes of a Planning Committee Meeting held at 7.30pm on
Monday 15th November 2021 in the Palmer Room, Langton Green Village Hall, Langton Green**

MEMBERS PRESENT: Cllrs Barrington-Johnson (Chair), Curry, Langridge, Myles, Rajah and Rowe.

OFFICERS PRESENT: Mrs K Harman – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were no members of the public present.

1. **To enquire if anyone intends to record the meeting:** No one present intended to record the meeting.
2. **Election of Chairman:** **RESOLVED** to elect Cllr Rajah as the new Chairman of the Planning Committee.
3. **Election of Vice-Chairman:** **RESOLVED** to elect Cllr Barrington-Johnson as the new Vice-Chairman of the Planning Committee.
4. **To receive and approve apologies and reasons for absence:** Apologies were received from Cllr Turner (Covid related).
5. **Disclosures of Interests:** There were none.
6. **Declarations of Lobbying:** There were none.
7. **Minutes:** **RESOLVED** That the minutes of the Planning Committee meeting held on 11th October 2021 be approved as a correct record and signed by the Chairman.
8. **Matters Arising:** All matters arising would be discussed under item 14 – Compliance Issues.
9. **Public Open Session:** There were no members of the public present.
10. **Planning Appeals:** There were none.

11. Planning applications for discussion and decision:

21/03455/FULL: Bay House, Stonewall Park Road, Langton Green

Proposal: Single storey front and rear extensions, re-sited access and convert existing detached garage to playroom.

Decision: Remain neutral, leave to Planning Officer.

21/03467/FULL: The Lantern House, Penshurst Road, Speldhurst

Proposal: Erection of two-bay garage with log store.

Decision: Remain neutral, leave to Planning Officer. We would ask that the applicant takes arboricultural advice to ensure the roots of the tree are protected.

21/03437/TPO: 28 Hither Chantlers, Langton Green

Proposal: Tree: Red Oak (T1) – Reduce the overall canopy by 3 metres.

Decision: Remain neutral, leave to Tree Officer.

21/03418/FULL: Park View, Speldhurst

Proposal: Conversion of existing garage to ancillary accommodation with external alterations and new garage to front of property.

Decision: We do not object to the conversion of the original garage on condition that it is not subsequently permitted to be converted to a stand-alone dwelling. We do however have concerns regarding the positioning of the new garage, in particular the consequences to the ingress and egress onto the road.

21/03394/FULL: 10 Cobhams, Speldhurst

Proposal: Demolition of conservatory; single storey rear extension; partial garage conversion; changes to fenestration; removal of existing steps; partially enclose existing porch.

Decision: Remain neutral, leave to Planning Officer.

21/03232/FULL: 8 Roopers, Speldhurst

Proposal: Proposed first floor side, part two-storey, part single-storey rear extensions with new porch and conversion of loft space.

Decision: Remain neutral, leave to Planning Officer.

21/03204/FULL: 49 Dornden Drive, Langton Green

Proposal: Proposed detached garden room.

Decision: Remain neutral, leave to Planning Officer. We request that all materials and finishes are finely specified and agreed.

21/02642/FULL: The Coach House, Langton Road, Langton Green

Proposal: The extension of an existing adjacent drop kerb to enable off-road parking.

Decision: Remain neutral, leave to Planning Officer.

21/03647/TCA: The Cottage, Groombridge Hill, Groombridge

Proposal: Trees in Conservation Area Notification: T1 (LARGE YEW) - Reduce by 30%; T2 (MEDIUM YEW) - Reduce by 30%; T3 (LARGE WILLOW) - Pollard; and G4 (OAK x 1, YEW x

1, HOLLY x 1, SILVER BIRCH x 2, SWEET CHESTNUT x 4) - Prune overhanging branches so they are no longer overhanging the property.

Decision: Remain neutral, leave to Tree Officer.

21/03626/FULL: Little Farnham, Farnham Lane, Langton Green

Proposal: The erection of a traditional black timber, pitched roof barn for land-based, rural activities to replace the previous barn that collapsed after storm damage.

Decision: Remain neutral, leave to Planning Officer however we would like to see a condition that this building is for agricultural and not residential use.

21/03638/TPO: Northfield Lodge, Langton Road, Langton Green

Proposal: Trees: T1 (Common Lime) – Fell.

Decision: Remain neutral, leave to Tree Officer.

21/03590/FULL: Boscobel, Penshurst Road, Speldhurst

Proposal: Front and rear extensions to existing dwelling, remodelling of existing roof and external façade finishes.

Decision: Remain neutral, leave to Planning Officer.

Cllr Rowe advised that he was unable to see a site notice at the property.

21/03570/TPO: 25 The Boundary, Langton Green

Proposal: Trees: Oak (T1) – Fell.

Decision: We object because there is no evidence of the damage being caused by the tree to justify the felling.

21/03550/TPO: Paveys, Speldhurst

Proposal: Trees: Beech (T31) – Fell, Oak (T33) – Reduce decayed stem at 7 metres on the east side by 3 metres.

Decision: We object because there is no evidence of the damage being caused by the Beech to justify the felling.

21/03515/TPO: 7 Oxlea, Langton Green

Proposal: Trees: Ash (T1) – Fell, Ash (T2) – Fell.

Decision: We object because there is no arboriculturist's report to support the fellings.

21/03521/FULL: 23 Northfields, Speldhurst

Proposal: First floor rear extension, addition of window to front elevation and general remodelling of exterior façade finishes.

Decision: Remain neutral, leave to Planning Officer.

21/03510/FULL: Hundred Aker Wood, Furzefield Avenue, Speldhurst

Proposal: Single-storey rear extension and remodelling of existing side extension roof.

Decision: Remain neutral, leave to Planning Officer.

TWBC ref: 21/03471/COUNTY; KCC ref: KCC/TW/0204/2021: Broomhill Bank School, Broomhill Road, Rusthall

Proposal: Consultation with KCC – Proposed extension to form new reception, waiting area, meeting room and toilets.

Decision: Remain neutral, leave to Planning Officer.

21/03673/TPO: 49 Hither Chantlers, Langton Green

Proposal: Tree: T33 (Oak) – monolith to 5m at crown break.

Decision: Remain neutral, leave to Tree Officer.

12. TWBC Draft Local Plan

There was nothing to report.

13. Planning Committee Terms of Reference

RESOLVED that a recommendation be made to Full Council to adopt the existing Terms of Reference with no changes.

14. Compliance Issues

- Little Mallett, Langton Green: no further updates had been received from KCC. The Assistant Clerk was asked to chase for a response.
- Walnut Cottage, Langton Green: this matter had been resolved.

15. Items for information

- Dates of the next two planning committee meetings are: 13th December and 17th January. The April meeting would be moved from the 18th to the 19th as the 18th is Easter Monday.
- Cllr Langridge queried a resident's right to drive across a pavement from their driveway onto a road if there is not a dropped kerb in place. For councillors to consider.

There being nothing further to discuss, the meeting finished at 8.33 pm.

Chairman